

For Office Use Only
Executive Office of Environmental Affairs

EOEA No. 12902
 MEPA Analyst Arthur Pugsley
 Phone: 617-626-1029

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Route 24 Access Improvements and the Fall River Executive Park		
Street: The Route 24 Corridor, between Interchanges 8 and 9 in Fall River and Freetown		
Municipality: Fall River and Freetown	Watershed: Taunton River	
Universal Transverse Mercator Coordinates: X=7256319.2 Y=8642748.2 (Interchange) X=7256968.4 Y= 8642767.5 (Executive Park)	Latitude: 41 deg. 46' 03" N (Interchange) 41 deg. 45' 42" N (Executive Park) Longitude: 71 deg. 05' 48" W (Interchange) 71 deg. 05' 46" W (Executive Park)	
Estimated commencement date: 2004	Estimated completion date: 2007	
Approximate cost: (In Year 2002 Dollars) \$30.4 Million (Access Improvements) \$10 Million (Executive Park Infrastructure)	Status of project design: 5 % Complete	
Proponent: Fall River Redevelopment Authority (FRRA)		
Street: One Government Center		
Municipality: Fall River	State: MA	Zip Code: 02722
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ruth Bonsignore		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: rbonsignore@vhb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): MassHighway will fund the Route 24 Access Improvements. For the Executive Park, the City will purchase 300 acres of state forest land from DEM in exchange for the conveyance of a conservation restriction on 4,300 acres of City land to DFW and DEM.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: Federal Highway Administration for Environmental Assessment required for the Route 24 Access Improvements under the National Environmental Policy Act.) No

List Local or Federal Permits and Approvals: This list follows the Project Description on page 3a of this form.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Variance from Wetlands Protection Act Regulations.
Total site acreage	(35/300)			
New acres of land altered		(25/222)		
Acres of impervious area	(0/0)	(11/92)	(11/92)	
Square feet of new bordering vegetated wetlands alteration		(72,100/0)		
Square feet of new other wetland alteration		(0/0)		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage*	0	3,000,000	3,000,000	
Number of housing units*	0	0	0	
Maximum height (in feet)*	0	60 +/-	60 +/-	
TRANSPORTATION				
Vehicle trips per day*	0	21,185	21,185	
Parking spaces*	0	12,000	12,000	
WATER/WASTEWATER				
Gallons/day (GPD) of water use*	0	281,250	281,250	
GPD water withdrawal*	0	0	0	
GPD wastewater generation/treatment*	0	225,000	225,000	
Length of water/sewer mains (in miles)*	0	2.1	2.1	

Note: Figures in parentheses denote measurements specific to the Access Improvements/Executive Park respectively.
 * Applies to Fall River Executive Park development only.

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify See discussion below.) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify See discussion below.) No

The land transactions are outlined in a Memorandum of Understanding, included in Attachment 5 to this ENF. The land conveyances received Article 97 approval on August 10, 2002, which is included in Attachment 6. The conveyances are subject to EOE and DEM requirements for disposition of Article 97 land, conditions and ways in which the project meets the requirements are documented in Attachment 7. The land conveyance actions are dependent upon use of the land by FRRA and the developers selected for the development of the Fall River Executive Park as described in this ENF.

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?
 Yes (Specify _____) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?
 Yes (Specify _____) No

The Fall River Executive Park site contains an archaeological site included in the Massachusetts Historical Commission's *Inventory of the Historical and Archaeological Assets of the Commonwealth* (MHC Site #FLR.HA.01). MHC records also indicate that an archaeological site (MHC site 19BR-246) exists adjacent to the location for the proposed new interchange, a site that is already disturbed by the existing Route 24 roadway. The alternatives for the Access Improvements and the Conceptual Master Plan for the Fall River Executive Park show minimal additional disturbance to these documented resources. The proponent has begun the consultation process with MHC, will work with the Tribal Historic Preservation Officer, and will retain an expert to assist in further analysis of the study area.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?
 Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?
 Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The project site area includes a 300-acre parcel of land currently part of the Freetown-Fall River State Forest adjacent to Route 24 between Interchanges 8 and 9, and an additional 35 acres of adjacent property under private ownership. A USGS quadrangle and an aerial photo of the existing site and its surroundings are included as Figures 1 and 2 in Attachment 1 to this ENF. The project proponent, the Fall River Redevelopment Authority (FRRA), proposes to develop a 3 million square foot office park, referred to as the Fall River Executive Park (FREP), in an effort to create job opportunities in the Greater Fall River Area. To serve the FREP and other major developments in the area, such as the Riverfront Park in Freetown and the Fall River Commerce Park, access improvements will be needed to and from Route 24.

In exchange for allowing the City of Fall River to purchase the 300 acres of the State Forest from the Department of Environmental Management (DEM), the City, through FRRA, has agreed in an MOU to convey through a conservation restriction approximately 4,300 acres of City property to the Division of Fisheries and Wildlife (DFW) and the DEM to create a significant bioreserve. The MOU is included in Attachment 5 to this ENF. As shown in Attachment 6, Article 97 approval of the land conveyances was

received on August 10, 2002. The bioserve project will preserve a large-scale ecosystem, provide enhanced protection of the public water supply, and will provide educational programs about the significance of the bioserve. As discussed and agreed to at a meeting held with MEPA, DEM, DFW and the City on September 18, 2002, it was determined that the land conveyances and acquisitions relating to the bioserve should be reviewed simultaneously with MEPA review for FREP and the Route 24 Access Improvements. The Proponent is requesting that the land conveyances be considered by MEPA as part of a Special Review Procedure, as the MOU and Article 97 legislation affecting the conveyances require MEPA compliance, as well as meeting other EOE and DEM conditions related to environmental impacts, which are documented in Attachment 7 of this ENF. The Special Review Procedure would provide for the issuance of a scope for the analysis of impacts and mitigation for FREP and the access improvements after completion of the land conveyance, and the Proponent would file a Notice of Project Change if, as a result of any conditions in the conveyance, the project changes. Alternatively, the Secretary could issue a scope concurrent with the adoption of any Special Review Procedure.

The proposed transportation improvements involve construction of a new interchange on Route 24 and construction of new access roadways serving the FREP and the Riverfront Park. A more detailed discussion of the alternatives analyzed for the Access Improvements is provided in Attachment 11 of this ENF. Development of the new interchange and roadways will primarily occur on 35 acres of land in private ownership, with approximately 7 acres of the state forest required for entrance/exit ramps to serve the interchange. The new bridge structure(s) for the interchange and the entrance/exit ramp embankments will be constructed to accommodate future two-lane exit/entrance ramps but will be paved initially for single lanes only. Construction of acceleration/deceleration lanes on Route 24 will be needed to access the interchange's entrance/exit ramps. A new access roadway to serve the FREP will extend from the new interchange east and south through the FREP and connect to the end of Riggensbach Road in the Fall River Commerce Park. A new access roadway from the new interchange west will meet South Main Street in Freetown to serve development in the Riverfront Park. The total length of the access improvements is approximately 6,800 feet along Route 24, and 8,200 feet of local roadway connections.

Development of the FREP is intended to partially mitigate the development potential relinquished as part of the 4,300-acre conveyance by the City for the bioserve. The Conceptual Master Plan for the FREP includes development of up to 3 million square feet of office space, as shown in Figure 3 in Attachment 1. The Plan designates a Corporate Campus comprised of 1.5 million square feet of office space in 11 buildings, and capacity for up to 1.5 million square feet of office space within 8 other building sites. The proposed development will include up to 18,000 linear feet of interior access roadway, parking, stormwater management facilities, landscaped areas and infrastructure to support the office uses. Alternative on-site building and roadway layouts will be considered as preliminary engineering continues and the concept plan is revised. The Master Plan includes a dedicated 43-acre buffer space between the FREP and the state forest land that will be placed under a conservation restriction. The purpose of the buffer zone is to protect Rattlesnake Brook and its surrounding watershed. Impacts to other on-site natural resources, areas of historical or archaeological significance, and surrounding property are anticipated to be minimal.

List Local or Federal Permits and Approvals: Federal—Environmental Assessment under the National Environmental Policy Act, NPDES Permit for Stormwater Discharge Associated with Construction Activities, Section 401 Water Quality Certification, Section 404 Individual Permit, Section 106 Historic and Archaeological Review; Town of Freetown—Inter-Governmental Agreement to establish zoning and site plan review procedures; City of Fall River—Order of Conditions, Zone Change Approval, Definitive Subdivision Approval, Sewer Commission and Water Department Approvals, Curb Cut Approval.